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Message Text

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42
ACTION AID-59

INFO OCT-01 ADP-00 EB-05 IGA-02 /067 W
---------- 045641
R 091400Z AUG 73
FM AMEMBASSY MANAGUA
TO SECSTATE WASHDC 2176

UNCLAS MANAGUA 3361

AIDAC

E. O. 11652: N/A

SUBJECT: COOPERATIVE APPROACHES TO LOW INCOME HOUSING

REF: STATE 152551

INFORMATION REQUESTED IN REFTEL PROVIDED BELOW:

A. AT PRESENT THERE IS NO RELATIONSHIP BETWEEN COOPERATIVE LOW-INCOME HOUSING DEVELOPMENT AND THE GON/USAID DEVELOPMENT STRATEGIES. HIGHEST PRIORITY IS BEING PLACED ON DEVELOPMENT OF LOW COST HOUSING AND EARTHQUAKE RECOVERY LOAN PROJECT THAT DOES NOT NOW CONTEMPLATE COOPERATIVE APPROACH TO LOW-INCOME HOUSING DEVELOPMENT. HOWEVER, NEW HOUSING PROGRAM IS PLANNED FOR LATE FY-1974 OR FY-1975 THAT MAY INCLUDE PROGRAM FOR COOPERATIVE LOW INCOME HOUSING DEVELOPMENT.

B. GON HOUSING AGENCIES APPEAR TO RECOGNIZE POTENTIAL IMPORTANCE OF COOPERATIVE ORGANIZATION FOR HOUSING DEVELOPMENT. HOWEVER, THERE IS NO PRECEDENT IN NICARAGUA FOR THIS APPROACH TO HOUSING DEVELOPMENT AND ADDITIONAL INFORMATION AND TECHNICAL ASSISTANCE WILL BE REQUIRED TO OVERCOME NATURAL CAUTION.

C. A CONTRACT FOR THE SERVICES OF ONE RESIDENT FCH TECHNICIAN IS CURRENTLY FUNDED THROUGH FY-1974. ADDITIONAL FCH ADVISORS MAY BE REQUIRED IN CONNECTION WITH THE MISSION'S NEW LOW COST HOUSING AND EARTHQUAKE RECOVERY LOAN PROJECT. FUNDING FOR THESE ADVISORS MAY BE INCLUDED AS A PART OF A TECHNICAL ASSISTANCE COMPONENT OF THIS LOAN. ADVISORS WOULD BE REQUIRED THROUGH FY-1975 TO ASSIST
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WITH IMPLEMENTATION OF THIS LOW COST HOUSING LOAN.

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D. DUE TO DISASTROUS EARTHQUAKE OF DECEMBER, 1972 THE USAID AND THE GON HAVE PLACED HIGHEST PRIORITY ON LOW-COST HOUSING PROGRAMS.

E. MISSION CONSIDERS THAT PRIVATE SECTOR COOPERATIVE APPROACH TO LOW-COST HOUSING COULD PLAY IMPORTANT ROLE IN FUTURE NICARAGUAN HOUSING PROGRAM. THROUGH THIS APPROACH A MEANS IS PROVIDED TO DECENTRALIZE DECISION-MAKING AND MANAGEMENT, ENCOURAGE SELF-HELP METHODS, LOWER COST AND STIMULATE FORMATION OF GRASS ROOTS SOCIAL AND CIVIL INITIATIVES.

F. MISSION RECOMMENDS CONTINUATION OF THIS ACTIVITY.
SHELTON

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